

Alpine Community Planning Group

P.O. Box 1419, Alpine, CA 91903-1419

FINAL MEETING MINUTES

Thursday, February 27, 2025 at 6:00pm

Alpine Community Center | 1830 Alpine Boulevard, Alpine, CA 91901

Archived Agendas & Minutes – <http://www.sandiegocounty.gov/content/sdc/pds/gpupdate/comm/alpine.html>

Group Member Roster

Travis Lyon
Chair

travislyonacpg@gmail.com

Richard Saldano
Vice Chair

rsaldano@contelproject.com

Erika Taylor Simmons
Secretary

taylor.erika@gmail.com

Kim Brown
dawson_kim215@yahoo.com

Darlene Cossio
darlenecossio@gmail.com

Mary Davis
marydavisacpg@gmail.com

Roger Garay
rogergaray1940@gmail.com

Nina Gould
AlpineCPlanningGroupNina@gmail.com

Angela May
angiemay@alpinecommunitynetwork.com

Sarah Reimund
reimundscience@gmail.com

Colby Ross
colby.ross13@yahoo.com

John Paul Sullivan
john.p.sullivan1@gmail.com

Kippy Thomas
kippy123@gmail.com

A. Call to Order – 6:02pm

B. Invocation / Pledge of Allegiance

C. Roll Call of Members

Present: Lyon, Saldano, Cossio, Davis, Garay, Gould (6:19pm), Ross, Sullivan, Thomas

Excused: Simmons, Brown, May, Reimund

D. Approval of Minutes / Correspondence / Announcements

1. Approval of Minutes

i. January 23, 2025

Motion to approve the January 23, 2025 minutes made by M. Davis, second by C. Ross – 8 yes, 0 no, 0 abstain, 7 absent/vacant.

2. Announcement of Vacancy on the ACPG for Seat #2 and #11.

This is an opportunity for those interested in serving on the Alpine Community Planning Group to make a statement to the group about their credentials and desire to serve. Those interested in serving may email travislyonacpg@gmail.com in advance of the meeting stating their intent to serve. Any written comments submitted in advance will be read at the meeting. If possible, those interested in serving should be available to present in person during the meeting and answer any questions from the group. The group may make a recommendation for Seat #11 at this meeting and Seat #2 at the March 27, 2025 meeting.

3. ACPG Statement: The Alpine Community Planning Group was formed for the purpose of advising and assisting the Director of Planning, the Zoning Administrator, the Planning Commission and the Board of Supervisors in the preparation, amendment and implementation of community and sub-regional plans. The Alpine Community Planning Group is an advisory body only.

E. Open Discussion: Opportunity for members of the public to speak to the ACPG on any subject matter within the ACPG's jurisdiction that is not on the posted agenda.

F. Prioritization of this Meeting's Agenda Items

G. Organized / Special Presentations

1. The owner of a property located at 2754 Alpine Blvd, Alpine, CA 91901 has applied for a has applied for a discretionary permit for a Major Use Permit (PDS2024-MUP-24-003) for the installation of a wireless telecommunication facility. The proposed project includes construction of an 8-foot high CMU wall enclosure, 45-foot tall faux tree, (1) 30kW diesel generator, installation of 12 panel antennas, 9 RRUS, 3 DC9 Sure Protectors at antenna area, and 1 DC50Surge Protector at equipment area. The county has requested the group make a recommendation on this application. **Presentation, Discussion & Action**

Nina Gould entered the meeting before voting on this item.

Motion made by M. Davis to approve with conditions. Second by JP Sullivan. Conditions of approval are as follows: 1. The scoping letter to be updated to

reflect the proper address of the project and that it is a Major Use Permit and 2. That the RF emissions from the project will not increase over the current proposed project. – 6 yes, 3 no, 0 abstain, 6 absent/vacant. Motion fails to achieve a quorum of the group and therefore will not be an official recommendation. The vote will be relayed to the county.

Motion made by M. Davis to deny the project based on the proximity of the project to The Heights Charter School. Second by N Gould. - 7 yes, 1 no, 1 abstain, 6 absent/vacant. Motion fails to achieve a quorum of the group and therefore will not be an official recommendation. The vote will be relayed to the county.

2. The owner of a property located at 2812 Alpine Blvd, Alpine, CA 91901 has applied for a discretionary permit for a Site Plan (PDS2024-STP-24-015) for construction of a new 3,822 sf steel building to be used for retail sales / specialty production. The county has requested the group make a recommendation on this application.
Presentation, Discussion & Action

Motion made by T. Lyon to table this item. Second by M. Davis. - 9 yes, 0 no, 0 abstain, 6 absent/vacant.

3. The owner of a property located at Taberna Vista Way, Alpine, CA 91901 (APN 403-380-64-00) has applied for a discretionary permit for a Site Plan (PDS2025-STP-25-003) for construction of 13,000sf of heavy vehicle storage, 7,386sf 2 story office building, 29 off street parking stalls, and 1 trash enclosure on the 3.86-acre lot. The property is zoned M52 which allows for industrial use. The county has requested the group make a recommendation on this application. **Presentation, Discussion & Action**

Motion made by N. Gould to table this item. Second by C. Ross. - 9 yes, 0 no, 0 abstain, 6 absent/vacant.

4. The owner of a property located at Illahee Court and Illahee Drive, Alpine, CA (APN 523-210-12) has filed for an application for a discretionary permit of a vacation of an open space easement. The property is currently vacant and the owner is proposing to construct a single-family residence, water tanks, well, septic tank, leach lines, and solar panels. The proposed access is off Illahee Court where there is an existing dirt road. The application proposes to relocate the open space easement to accommodate the proposed single family dwelling unit and accessory structures. The area of the proposed open space easement swap is equal in size within the property. The county has requested the group make a recommendation on this application. **Presentation, Discussion & Action**

Motion made by T. Lyon to approve this project as presented. Second by K. Thomas - 9 yes, 0 no, 0 abstain, 6 absent/vacant.

H. Group Business:

1. Members of the public interested in serving on the Alpine Community Planning Group can make a statement to the group about their credentials and desire to serve. Group may make a recommendation to the Board of Supervisors to fill the vacancy for Seat #11. **Discussion & Action**

K. Thomas nominated Sharon Haven for group recommendation to fill the vacancy for seat #11. Darlene Cossio nominated Brandon Shaeffer to fill the vacancy for seat #11. No other nominations were made.

Motion to close nominations made by T. Lyon. Second by M. Davis - 9 yes, 0 no, 0 abstain, 6 absent/vacant.

Roll call vote on recommendation to fill the vacancy for seat #2. Sharon Haven received 8 votes and Brandon Shaeffer received 1 vote. Sharon Haven will be recommended to the county Board of Supervisors to fill seat #11.

2. The group will review the Coordinating Committee recommendations regarding any potential updates to the ACPG Standing Rules. **Discussion & Action**

Motion to update the location of the group meetings to be “The Alpine Club” (replacing “Alpine Community Center”) made by D. Cossio. Second by T. Lyon. 9 yes, 0 no, 0 abstain, 6 absent/vacant.

3. Appointment of Subcommittee Chair Roles

All current Subcommittee Chairs to remain in their positions.

4. Subcommittee Chairs to submit list of subcommittee members for approval. **Discussion & Action**

None

I. Consent Calendar

J. Subcommittee Reports (including Alpine Design Review Board)

- K. Officer Reports**
- L. Board Reports**
- M. Request for Agenda Items for Upcoming Agendas**
- N. Approval of Expenses / Expenditures**
- O. Announcement of Meetings:**
 - 1. Alpine Community Planning Group – March 27th, 2025
 - 2. ACPG Subcommittees – TBD
 - 3. Planning Commission – February 28th, 2025 & March 21, 2025
 - 4. Board of Supervisors – March 11th & 12th, 2025

P. Adjournment of Meeting

Motion to adjourn made by T. Lyon. Second by R. Garay – 9 yes, 0 no, 0 abstain, 6 absent/vacant.

Meeting adjourned at 8:02pm

Disclaimer Language

Public Disclosure

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Access and Correction of Personal Information

You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.